

Answers to Decron questions:

There are no particular “guidelines” from the City for any specific property in the proposed BID.

A detailed budget has been provided for the services to be provided by the proposed BID. We designed the BID budget by reference to: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated market place costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequency with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of its formation. The anticipated locations at which services will be provided drove the relative size of the budget for each benefit zone.

Those budget costs are then spread to each parcel in each benefit zone based upon the proportional special benefit that the parcel will derive from the improvement and activities in the benefit zone. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District.

The number of students is not an appropriate criterion for spreading assessments. We need to measure the special benefit to property; not to people.

The BID Formation Committee believes that Decron has made a valid point concerning the Ambassador / Security position. The duties of providing homeless services coordination in the proposed BID require a 40-hour work week, not the 20-hours originally recommended. The proposed BID budget will be adjusted by an additional \$32,000 to accomplish this.

As we can assist further in any way, please let me know.